

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this _____ day of **January, 2003**, by and between

Jane D. Doe,

party of the first part, and

John C. Smith and Mary B. Smith,

party of the second part.

WITNESSETH, that in consideration of the sum of **TWO HUNDRED THIRTY-FOUR THOUSAND AND 00/100 Dollars (\$234,000.00)**, the party of the first part does hereby grant unto the party of the second part, in fee simple, as tenants by the entirety, their assigns and unto the survivor of them, and the survivor's personal representatives and assigns, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same belonging, situate in the District of Columbia,

known, for assessment and taxation purposes, as
Lot 1234 in Square 1234

and currently has the street address of
1234 Q Street, N.W., Unit 123, Washington, DC 20009

and is described as follows, to wit:

SEE EXHIBIT A ATTACHED FOR FULL LEGAL DESCRIPTION

AND the said party of the first part covenants that he will **warrant specially** the property hereby conveyed; and that he will execute such further assurances of said land as may be requisite.

WITNESS the hand and seal the day and year first hereinbefore written.

IN PRESENCE OF:

_____ {SEAL}
Jane D. Doe

STATE OF
CITY/COUNTY OF _____, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that **Jane D. Doe**, who is personally well known to me as the grantor in, and the person who executed the foregoing and annexed deed, bearing the date of the _____ day of **January, 2003**, personally appeared before me in the said jurisdiction and acknowledged the said deed to be his act and deed.

Given under my hand and seal this _____ day of **January, 2003**.

Notary Public

My Commission Expires: _____

AFTER RECORDING MAIL TO:
Avenue Settlement Corporation
2401 Pennsylvania Avenue, N.W.
Suite H
Washington, DC 20037
(202) 296-4500

GRANTEE'S ADDRESS:
1234 Q Street, N.W.
Unit 123
Washington, DC 20009